

# APPROVED

## MEETING MINUTES

Tuesday, June 14, 2022 Woburn Planning Board Meeting | 7:00 p.m.

*\*\*Meeting held virtually via Zoom Platform\*\**

Planning Director Tina Cassidy stated the meeting was being recorded by audio and video.

Chair Claudia Bolgen called the meeting to order at 7:00 pm and asked Planner Karen Smith to call the roll.

Mr. Jim Callahan, Mr. Bob Doherty, Mr. Kevin Donovan, Mr. Dave Edmonds, Ms. Carolyn Turner, Mr. Michael Ventresca and Chair Bolgen were in attendance. Cassidy and Planner Karen Smith were also in attendance.

**PUBLIC HEARING: SPECIAL PERMIT/SITE PLAN REVIEW application to authorize light manufacturing use of approximately 33,514 sq. ft. within a new two (2) story building containing approximately 133,738 sq. ft. of net floor area at 216 New Boston Street / CCF New Boston Property Company LLC**

Mr. Tim Williams, Civil Engineer from Allen & Major Associates, was granted permission to share the Zoom platform screen to present a PowerPoint entitled "216 New Boston Street / 225 Merrimack Street Planning Board Presentation" dated June 16, 2022.

Attorney Anne Reynolds of Rubin and Rudman, 600 Unicorn Park Drive, Woburn, MA, covering the meeting for Attorney Joseph Tarby spoke on behalf of the applicant, CCF New Boston Property Company LLC, also known as Cabot, Cabot & Forbes. Reynolds summarized the application stating the Petitioner is seeking from the Planning Board a Special Permit pursuant to Section 5.1 (40ab) of the Woburn Zoning Ordinance (WZO), and Site Plan Review pursuant to Section 12.2.4 of the WZO, to allow for 33,514 sq. ft. of light manufacturing use in a new two-story, 134,000 sq. ft. building to be constructed at 216 New Boston Street. The manufacturing space will be used to manufacture product associated with the life sciences industry, and the Planning Board is the Special Permit Granting Authority for new light manufacturing space. The petitioner also acquired the adjacent lot at 225 Merrimac Street, with the goal of planning and developing a 300,000 square foot Class-A Life Sciences campus between the two parcels. Development on the Merrimac Street lot will be permitted through the City Council and therefore does not require Planning Board approval. However, the Planning Board will need to review and consider some aspects of the Merrimac Street development, particularly because some of the parking required for the new building on the New Boston Street lot will be provided on the Merrimac Street parcel.

Reynolds noted Planning staff hosted a department review meeting on June 1<sup>st</sup> which was attended by the development team, Inspectional Services Director Tom Quinn, Assistant Public Works Director Lenny Burnham, Water Superintendent Anthony Blazjowski, Assistant City Engineer Greg Rheaume, Police Chief Bob Rufo, Fire Chief Clark Kenton and Deputy Fire Chief George Poole. Reynolds noted the applicant's team is still in the process of reviewing the Planning Director's letter summarizing the comments resulting from the meeting and will address the concerns noted prior to the next Board meeting. Reynolds stated The Conservation Commission's Administrator reported that the petitioner has already obtained an Order of Resource Area Delineation and is aware of the need to file a Notice of Intent with the Commission. On June 7, 2022 the City Council authorized the City

Solicitor and the City Engineer to proceed forward with peer review contracts for traffic, storm water and sewer systems.

Shaun Sullivan, representing Cabot, Cabot & Forbes briefly spoke on the project noting the benefits to the city, the proximity of the New Boston Street Bridge and the Anderson Regional Transportation Center, their experience in working with the EPA and working in the Industri-Plex Superfund Site, along with knowledge of working with the EPA for development of a historically contaminated area.

Tim Williams gave a detailed presentation using the PowerPoint prepared for the meeting. The proposal, located in the Industrial Park (IP) zoning district, includes approximately 300,000 SF of Class-A life sciences space, comprised of lab/office and manufacturing space. The project is planned as a two-building campus with one two story building housing primarily biomedical manufacturing functions and the other four-story building designed as a conventional lab/office facility with research & development capabilities. He stated they are in the process of filing an ANR with the Board that will subdivide the two lots so that Lot 1 contains 6.41 acres and will include a 133,738 NFA two story building (Building #1) with 251 surface parking spaces on-site. Building #1 will also have an additional 92 parking spaces located directly adjacent to it on Lot #2. Lot #2 will be comprised of 8.36 acres and will include a 195,000 square foot four-story building (Building #2) and 451 parking spaces located primarily in a garage with a bridge connection to Building #2. Williams stated the property will serve as a showcase for life science development in Woburn. The project will create almost two acres of green space and both parcels will be brought into conformance with zoning which does not exist at this point.

Williams spoke of the careful consideration given for different traffic modes noting multiple access points to the property are planned allowing for natural segregation of employee vehicle and truck vehicle traffic. One curbcut will be located off Merrimack Street and two curb cuts will be located off of New Boston Street. The project will also add much needed pedestrian infrastructure to the area including a publicly accessible side walk. The site plan illustrates the design provides adequate maneuverability for a fire truck at the project location. The intermittent stream on the property will be relocated and recognized the vegetated wetlands bordering the property. Williams stated water, sewer, gas, electrical, and telecommunication utilities will be located underground. The project will tie into the existing water and sewer system and the petitioner will be opening New Boston Street to connect a new gas service to each building. The proposed storm water management plan calls for all storm water to be contained internally with closed drainage system catch basins to manholes to water quality treatment devices which include gravel wetlands. Williams also spoke of and acknowledged the Boston Edison easement on the property.

Walker Shankin, Director of Architecture, SGA Architecture of Boston and New York, noted the uniqueness of this project stating they're creating a whole life cycle for life science providing both office and lab in Building #2 while Building #1 provides the flexibility for a gmp or a pharmaceutical manufacture to produce the chemicals coming out of Building #2. Shankin described the facades and interiors of the proposed buildings in addition to the location of the loading dock in the rear of the building, the floor layouts of the lab/office/manufacturing spaces, noted the 16' clear height under the walkway bridge to the parking garage, in addition to the central location of the elevators and the enclosed 20; to 25' mechanical screen for the penthouse on the roof.

Scott Thornton, Traffic Engineer for Vanasse & Associates, Inc of Andover, MA spoke of the extensive traffic analysis that was performed for the project. The study area consisted of eight intersections that were reviewed to identify the impact of the project. The traffic counts were based on January 2020 volumes to be more accurate as they occurred prior to the emergence of the pandemic. They compared

traffic counts of the existing site between the two uses and compared it to the trip generation proposed for the new project calculating a net increase of about 205 trips during the morning peak hour and 246 trips during the evening peak hour. The study area in general assumes traffic increases of anywhere between 0.4 and 5.4 percent on a peak hour basis. Plans include focusing on carbon footprint reduction, covered bike parking, vehicle charging stations, promoting area bike paths and pedestrian facilities, posting Anderson Transportation Center schedules, and working with the on-site transportation coordinator.

Thornton stated they are looking forward to working with the city and the peer review consultants to identify the appropriate mitigation for the project.

Attorney Reynolds noted additional information including that the project will create high-paying jobs, accommodate the growing need for production of therapeutic medicines, and eliminate the current degraded condition and natural conditions of the property. Fiscally, the project's estimated net annual fiscal benefit of \$1,668,000, resulting from an estimated gross local revenue of \$1,733,046 per year less the City of Woburn costs of approximately \$65,000 per year. This positive fiscal impact does not include the intangible fiscal impacts of the local and regional activity as a result of the project in addition to the projected \$1.5 million in building permit fee revenue to the city.

Callahan questioned the traffic consultant regarding the volume of traffic, location of the parking garage servicing both sites in relation to accessing New Boston Street and Merrimack Street, and which direction they intend to travel and expressed concern about certain locations outside of the apparent scope of the traffic study, specifically Eames and Main Street in Wilmington.

Thornton stated most of the employees in this area of Woburn are commuting from the south and the west, with around 65 percent of the traffic coming from the south. Thornton clarified to Callahan they analyze census data published by the federal government to determine where employees commute from. Based on that data, Thornton detailed the various travel routes and the projected percentage of traffic volumes heading in each direction. Thornton emphasized pre-COVID data was being analyzed and noted based on the traffic volume and number of parking spaces, three access driveways is sufficient for the project and all data is being subjected to peer review and they will address any issues as they are presented.

Edmonds commented he was in favor of relocating the stream and it becoming part of the environmental mitigation process.

Ventresca noted he is concerned about traffic volume and patterns, specifically how people traveling from Route 93 North will access the site. During the traffic discussion, it was noted by the petitioner's team that they used thirteen other background projects in this area during their conservative study and analysis. It was also stated the sidewalks will allow pedestrians to walk over the New Boston Street bridge to access the Anderson Center.

Ventresca inquired about chemical and/or gas storage at the site. Shankin stated Building #2 will have external chemical storage and Building #1, which is the research and development type facility, plans on containing any chemicals in control areas within the building and they will all meet the IBC code requirements for the specific size of the facility.

Bolgen opened the **PUBLIC HEARING** and asked if any audience members wished to be heard. Cassidy explained the process to participate in the virtual ZOOM meeting. No audience members chose to be heard.

Cassidy recommended continuing the Public Hearing to July 26, 2022 at 7:00 p.m. for a couple of reasons. There are still outstanding comments from several city department heads, and many won't be available until the peer reviews are completed and final discussions held/recommendations made. Also, any one of many recommendations might require revisions to the site plan.

Board members noted, at this time, they are all available to attend the July 26<sup>th</sup> meeting which will be virtual only if the Legislature extends authorization of virtual meetings to be held beyond July 15, 2022.

Motion by Doherty to continue the Public Hearing to Tuesday, July 26, 2022 at 7:00pm;  
Seconded by Ventresca;

Roll call vote on the aforementioned motion:

Callahan-Aye  
Doherty - Aye  
Donovan - Aye  
Edmonds-Aye  
Turner-Aye  
Ventresca-Aye  
Bolgen-Aye

The motion carried, 7-0-0.

**PUBLIC HEARING: PROPOSED ZONING AMENDMENT to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new section, Section 32, entitled Adult Use of Marijuana; by amending Section 2, Definitions, by deleting the current definitions of Marijuana Establishment and Medical Marijuana Treatment Center, and adding a new definition of Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (RMD); by deleting in its entirety, Section 5.8, entitled Marijuana Establishments Forbidden; by amending Section 5.1, Table of Use Regulations, to revise line 33(d) by replacing "Marijuana Establishment" with "Marijuana Retailer" as a special permit use only in the IP-2 zoning district and by deleting reference to Note 19(c); and by deleting 19(c) from the list of Notes to 5.1 Table of Use Regulations/ City Council President Concannon, per request of the Mayor**

Cassidy stated that Mayor Galvin has proposed a series of zoning text amendments that would allow the City Council to approve, by Special Permit, the retail sale of adult use marijuana, sometimes called "recreational marijuana", in the IP-2 zoning district only. The amendments were drafted by City Solicitor Ellen Callahan Doucette, with input from planning staff and Inspectional Services Director Tom Quinn. The sale of medical marijuana was added to the list of special permit uses in the IP-2 District in 2017, and the pending amendments would allow for the sale of adult use marijuana in this district as well. The amendments would also limit the number of possible adult use dispensaries to two (2). Cassidy noted Sanctuary Medicinal is the existing medical marijuana dispensary at 130 Commerce Way and has expressed interest in offering retail sales.

Cassidy noted the financial benefit to the city in tax revenue as there would be a 3% local tax on the gross retail sales which may possibly result in over \$1 million in revenue for the city. Since retail sale of marijuana has been legal in Massachusetts, it has generated over \$3 billion in revenue over the past few years. It has become a safe, accessible and effectively regulated market and the Mayor would like to amend the zoning to take advantage of the benefits to the city. Cassidy noted sixty-one (61)

municipalities currently host retail dispensaries and a number of those communities are very similar to Woburn, at least in terms of population.

Cassidy recommended the Board file a report with the City Council that recommends adoption of the amendments as proposed.

Edmonds inquired if marijuana cafes would be allowed. Cassidy stated there is language that states on-site consumption is not allowed.

Turner asked for clarification on the maximum number of two retailers versus Section 32.4.2 referring to the "number of retailers being no more than 20%." In summary, is the amendment limiting the maximum number of retailers to two, or will the number of retailers allowed be calculated at 20% of the number of liquor stores in the city?

Ventresca inquired as to the opinion of the Police Chief. Cassidy responded the Mayor spoke with Chief Rufo and he prefers sales being regulated in a retail facility rather than people buying it on the street.

Bolgen opened the **PUBLIC HEARING** and asked if any audience members wished to be heard. Cassidy explained the process to participate in the virtual ZOOM meeting. No audience members chose to be heard.

Attorney Mark Salvati, Arlington Road, Woburn, MA stated he represents Sanctuary Medicinal at 130 Commerce Way and noted they are interested in adding recreational marijuana and intend to apply for a license. Their Chief of Security spoke with Chief Rufo and noted there have been zero incidents at the facility. Salvati noted the IP-2 zoning district is very small logistically, and there would not likely be an opportunity for more than two facilities to exist, as they are required to be have a minimum of 1000' distance between them.

Motion by Edmonds to accept the Director's recommendation that the Board file a report with the City Council that recommends adoption of the amendments as proposed;

Discussion continued on the clarification of Section 32.4.2 regarding the number of retailers be limited to no more than two and members decided they were fine with the language as proposed given the dimensions of the specific zoning district.

Seconded by Turner;

Roll call vote on the aforementioned motion:

Callahan-Aye

Doherty - Aye

Donovan - Aye

Edmonds-Aye

Turner-Aye

Ventresca-Aye

Bolgen-Aye

The motion carried, 7-0-0.

**BAKER WAY SUBDIVISION: REQUEST FOR EXTENSION OF CONSTRUCTION COMPLETION DATE** / David Baker

Cassidy stated the only remaining item for this subdivision is to complete the as-built plan. The developer has been prevented from doing that as he is trying to resolve an issue with an abutter who removed, without permission, a section of the grass strip that was required during approval. Attorney Salvati, representing David Baker, is requesting a modification of the subdivision plan to allow him to eliminate that stretch of grass strip to resolve the matter and, if approved, the developer would then be free to complete and finish the as-built for the subdivision. Cassidy recommended the Board accept the filing for the modification request, hold a public hearing on the matter at 7:00 p.m. at the July 26, 2022 Planning Board meeting, and accept the request to extend the Baker Way construction completion date from May 30, 2022 to July 25, 2022.

Motion by Turner to accept the Director's recommendation to extend the construction completion date for the Baker Way subdivision to July 25, 2022;  
Seconded by Ventresca;

Roll call vote on the aforementioned motion:

Callahan-Aye  
Doherty - Aye  
Donovan - Aye  
Edmonds-Aye  
Turner-Aye  
Ventresca-Aye  
Bolgen-Aye

The motion carried, 7-0-0.

**PLANNING BOARD DIRECTOR UPDATE:**

The next Board meeting will be held on June 28, 2022 at 7:00 p.m. and the agenda will include an update on the Highview Estates subdivision in addition to draft meeting minutes for the May 24, 2022 and June 14, 2022 meetings. The Board discussed the July 26th meeting noting it will be virtual only if the Legislature extends authorization of virtual meetings to be held beyond July 15, 2022. On the July agenda will be the continuation of the 216 New Boston Street Public Hearing, the Public Hearing for the modification to Baker Way, possibly a public hearing on a new zoning amendment for a Life Science Overlay district on Middlesex Canal Park Drive, and discussion of the Legacy Lane subdivision in terms of completion date and remaining work.

**ADJOURNMENT**

Bolgen asked if there were any other business matters that may legally come before the Board not known at the time of posting. Cassidy replied there were none.

Seeing no further business, Edmonds made a motion to adjourn the June 14 2022 Planning Board meeting at 8:28 p.m.;  
Seconded by Doherty;

Roll call vote on the aforementioned motion:

Callahan-Aye  
Doherty - Aye  
Donovan - Aye  
Edmonds-Aye  
Turner-Aye  
Ventresca-Aye  
Bolgen-Aye

The motion carried, 7-0-0.  
Meeting adjourned at 8:28 p.m.

*Table of Documents Used and/or Referenced at Meeting*

<b>PUBLIC HEARING 216 New Boston Street Special Permit / Site Plan Review:</b> Fiscal Analysis, Development Impact Statement, Combined Special Permit/ Site Plan Review application and plans (full size set, dated April 2, 2022 and a second full size plan set revised and dated June 2, 2022, Memo from Allen & Major dated June 2, 2022, Letter from planning staff to City Council re: Special Permit recommendations from Planning Department; Transportation Impact Assessment; Drainage Report; PowerPoint presentation dated June 16, 2022 from petitioner; Application to Planning Board; Engineering / DPW Peer review memo dated May 27, 2022; June 14, 2022 memo from Chief Rufo; June 14, 2022 email memo from Fire Lt. Foley.
<b>PUBLIC HEARING ADULT USE MARIJUANA ZONING AMENDMENT</b> (3) Council Orders – Order Section 2 Definitions; Order Section 32 Adult Use Marijuana; Order Amend Section 5.1
<b>BAKER WAY SUBDIVISION:</b> Attorney Mark Salvati letter dated June 14, 2022 with attachments

Respectfully submitted,  
*Karen Smith*  
Karen Smith  
Planner